

"EXHIBIT NO. 2"

TRUSTEES' SALE
OF
VALUABLE FEE SIMPLE
REAL ESTATE

By virtue of a decree of the Circuit Court for Frederick County, Maryland entered in a cause wherein Ida Jane Cranford, widow, and others are complainants, and James E. Moxley, and others, are defendants, being No. 17,505 on the Equity Docket of said Court, the undersigned, Trustees, will sell at public auction, at the Court House door in Frederick City, Maryland, on

SATURDAY, OCTOBER 15th, 1955

At 11:15 O'clock A. M. (EST) all the following tracts or parcels of land situate, lying and being in Frederick County, Maryland, and the improvements thereon:

FIRST: All that tract or parcel of land situate in Frederick County, Maryland, and described in a deed from George B. Moxley and Mary Moxley, his wife, bearing date February 24, 1917, and recorded in Liber No. 320, Folio 200 &c., one of the Land Records for Frederick County, Maryland, and containing 2 acres 2 rods and 32.5 square perches of land more or less.

SECOND: All that tract or parcel designated as "Parcel First," containing 12 acres of land, more or less, in the conveyance from George B. Moxley and Mary Moxley, his wife, to James E. Moxley, by deed dated February 24, 1917, and recorded in Liber 320, folio 200, and particularly described as follows: For the first parcel it being the same parcel of real estate that was conveyed to George B. Moxley by James E. Moxley, by deed dated the 20th day of March, 1915, and recorded in Liber H.W.B. 312 folio 178, one of the Land Records of Frederick County, subject to all the easements, rights of way and reservations contained in the above mentioned deed.

THIRD: All that tract or parcel of land adjacent to the aforementioned tract described in a deed from James C. White and Mary Lucille White, his wife, to James E. Moxley, bearing date the 19th day of May, 1928, and recorded in Liber No. 366, folio 389, one of the Land Records of Frederick County, and containing 3 acres and 16 square perches of land more or less.

The three above parcels adjoin, and are all and the same real property conveyed unto Everett G. Moxley by James E. Moxley, and Susie V. Moxley, his wife, by deed dated the 2nd day of November, 1932, and recorded among the Land Records of Frederick County, Maryland in Liber 395 folio 473, as reformed by the Decree of the Circuit Court for Frederick County, in Equity, entered in the cause aforesaid on the 12th day of August, 1955.

The property is improved by a five (5) room frame dwelling, composition brick siding, equipped with electricity, and water. Good fencing. The Monocacy River, running through part of the land provides excellent fishing facilities.

TERMS OF SALE: One-third, upon ratification, one third in one year and remainder in two years, unpaid balance to bear interest at 6%, or all cash, at option of purchaser.

All costs of conveyancing shall be at the expense of the purchaser or purchasers; State and County taxes shall be adjusted to date of sale.

H. KIEFFER DELAUTER,
JAMES MCSHERRY, Trustees
Auctioneers: Null and Null
Solicitors: James McSherry and
Robert E. Clapp, Jr.

The undersigned hereby acknowledge this date to have purchased from H. Kieffer Delauter and James McSherry, Trustees, all those tracts or parcels of real estate located in Urbana District, Frederick County, Maryland, together with the improvements thereon, and being the same real estate described in the annexed advertisement of sale, at and for the sum of

\$ 5,200.00, of which amount a deposit of \$ — has this date

been paid, and hereby agree to comply with the terms of sale as provided in said advertisement of sale, and agree to pay the balance on as advertised

Cash on Ratification
H. Del. & Moxley

WITNESS our hands and seals this 15th

day of October, 1955.

W. H. Sears (SEAL)

(SEAL)

WITNESS

We hereby acknowledge to have received the deposit referred to above in the amount of \$ —

Trustees

JAMES MCSHERRY
ATTORNEY AT LAW
FREDERICK, MARYLAND

Filed October 19, 1955